

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
AUGUST 11, 2016**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, August 11, 2016 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Ellen Sheridan, Chair; Horace Sturdivant; Carolyn Biggerstaff; Robert Kollar; Judy Ksieniewicz, and Peter Isakoff. Staff present included: Elizabeth Benton, Compliance Code Coordinator; Cheryl Lilly; Mark Wayman, Housing Supervisor; and Inspectors Don Sheffield, Donald Foster, Brad Tolbert, Roddy Covington, Rich Stovall, Roy McDougal, Jarod LaRue, and Carla Harrison. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

Chair Sheridan explained the rules and procedures of the Minimum Housing Standards Commission.

**1. APPROVAL OF MINUTES FROM JULY 14, 2016 MEETING:**

Mr. Kollar moved approval of the July 14, 2016 meeting minutes as written, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Biggerstaff, Kollar, Ksieniewicz. Nays: None.)

**2. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Inspector LaRue noted the following changes in the agenda:

**(5) -- 1902 Phillips Avenue:** This property has been repaired by the owner and is in compliance.

**3. SWEARING-IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**4. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

***CONTINUED CASES:***

- 5. 1902 Phillips Avenue** (Parcel #0019763) Equity Trust Company – F/B/O SANDRA NEMBHIN ROCH IRA, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington. Continued from June 9, 2016 and July 14, 2016 meetings. **(REMOVED DUE TO COMPLIANCE)**
- 6. 1112 Lexington Avenue (Parcel # 0005791)** Gilfred Fray, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roy McDougal. Continued from May 12, 2016; August 13, 2015; December 10, 2015; February 11, 2016; April 14, 2016; June 9, 2016; and July 14, 2016 meetings. **(CONTINUED UNTIL THE OCTOBER 13, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on August 8, 2014. The hearing was held on September 2, 2014. The Order to Repair was issued on September 4, 2014 and expired on October 3, 2014. The City did not have to secure the property and there are children living in the area where the property is located. There is not a school nearby and there is no history of police complaints. Based on the

estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order of Demolition.

Jim Teel, Construction Coordinator with Neighborhood Development, indicated that they hope to be completed at the end of the month. A good amount of work has been done and they are putting the bathroom back together today along with the vinyl floors. He noted that the high humidity has interfered with completing the finishes and painting. Mr. Teel requested a continuance of two months.

Mr. Sturdivant moved to continue this case until the October 13, 2016 meeting, seconded by Mr. Kollar. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Biggerstaff, Kollar, Ksieniewicz. Nays: None.)

7. **2118-A Everitt Street** (Parcel #0013501) Mahaica Properties, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from March 10, 2016; and May 12, 2016; meetings.  
**(CONTINUED UNTIL SEPTEMBER 8, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on July 17, 2015. The hearing was held on August 18, 2015. The Order to Repair was issued on August 18, 2015 and expired on September 17, 2015. The City did not have to secure the property and there are children living in the area where the property is located. There is not a school nearby and there is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Inspector Covington was at the property on August 4 to take the video. Work that being done at the time included roofing and lighting replacement. The owner was aware of this meeting but is not in attendance. They are working on the entire building and not focusing just on this one unit and therefore, the work will take some time. He recommended the case be continued for 30 days for the owner's update on progress. Code Compliance Coordinator Benton noted that the new owner recently acquired this property and he intends to rehab the entire building.

Mr. Sturdivant moved to continue this case until the September 8, 2016 meeting, seconded by Mr. Kollar. The Commission voted 5-0 in favor of the motion. Ayes: Sheridan, Sturdivant, Biggerstaff, Kollar, Ksieniewicz. Nays: None.)

8. **502 Martin Street** (Parcel #0002636) TCC Holdings, LLC. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Donald Foster. Continued from April 14, 2016 meeting.  
**(CONTINUED UNTIL OCTOBER 13, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on June 27, 2013. The hearing was held on March 24, 2015. The Order to Repair was issued on March 24, 2015 and expired on April 24, 2015. The owner secured the property. There are children living in the area where the property is located and a school is located nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order of Demolition.

Inspector Foster said that this property is 98 percent complete on the exterior and a deck has been added. There has been an interior plumbing rough and the sheetrock is ready to be hung. All permits have been secured and electrical work has been started. The owner is renovating the entire house back to a like-new status. Based on the fact the owner is adding footage along with the original poor condition of the property, they have made substantial progress. All materials are on-site and ready for installation. The owner was aware of the meeting but is not present.

Mr. Sturdivant moved to continue this case until the October 13, 2016 meeting, seconded by Mr. Kollar. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Biggerstaff, Kollar, Ksieniewicz. Nays: None.)

9. **708 Haywood Street** (Parcel #0003544) Leroy Fields, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Order to Demolish.** Inspector Roy McDougal. Continued from December 9, 2014; February 10, 2015; March 10, 2015; June 9, 2015; July 14, 2015; September 10, 2015; February 11, 2016; and April 14, 2016 meetings.  
**(CONTINUED UNTIL OCTOBER 13, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on April 24, 2013. The hearing was held on May 15, 2014. The Order to Repair was issued on May 15, 2014 and expired on June 16, 2014. The owner secured the property. There are children living in the area where the property is located but there is no school located nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order of Demolition.

Alicia Fields-Minkins, 5 Fleming Terrace Circle, and Casandra Bonner, Raleigh, North Carolina, were present to speak on this property.

Ms. Fields-Minkins said that they are now on contractor number five. The walls are up, the ceilings have been finished and everything that deals with the floors, walls, ceilings, and roof has been done. The contractor is in process of putting in the sinks and toilets. They discovered additional major floor damage that had to be rebuilt and is not complete. The plumbing and mechanical work is now in process along with the tile floor and shower tiles. There is an electrical permit and work will begin soon.

Inspector McDougal said that it is just a matter of the electrical and plumbing contractor coming in to finish their work. Inspector Sheffield noted that the new contractor will need to take out a new permit.

Mr. Kollar moved to continue this case until the October 13, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Sturdivant, Biggerstaff, Kollar, Ksieniewicz. Nays: None.)

10. **15434 Lovett Street (Parcel #0008772)** Matthew Richard Durham, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Order to Repair.** Inspector Roy McDougal. Continued from July 14, 2015; October 8, 2015; December 10, 2015; February 11, 2016; March 10, 2016; May 12, 2016; and June 9, 2016 meetings.  
**(CONTINUED UNTIL SEPTEMBER 8, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on July 7, 2014. The hearing was held on August 6, 2014. The Order to Repair was issued on August 6, 2014 and expired on September 5, 2014. The property did not need to be secured. There are children living in the area where the property is located and there is a school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Matthew Durham, 8132 Mabe Marshall Road, said that he has a permit for the heating system and a price has been agreed upon for the work that needs to be done. The contractor who will perform the work has indicated that he has a very heavy work load and cannot complete the work at this time. He asked for a continuance of six months to complete this project so he will not have to return.

Inspector McDougal said that this has been an ongoing process and there is only one violation left on the list. The mechanical permit was purchased this morning. This is the first time he has heard the owner officially has a contractor to complete the work. He questioned why it would take six months to install the heating system.

Mr. Sturdivant said this case has been before the Commission for some time. The Commission has been more than lenient and he felt no more time should be given to install the heating system.

Chair Sheridan moved to continue the case until the September 8, 2016 meeting, seconded by Ms. Biggerstaff. The Commission voted 3-2 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ksieniewicz. Nays: Sturdivant, Kollar.)

Peter Isakoff, a new Commission member, joined the meeting.

- 11. 3104 A-F and H-M Summit Avenue** (Parcel #0032353) Basil and Sophia Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Order to Repair.** Inspector Jarod LaRue. Continued from April 14, 2016 meetings.  
**(CONTINUED UNTIL OCTOBER 13, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected between August 30, 2012 and May 13, 2013. The units were reinspected on September 26, 2015.

Irene Agapion, 625 South Elm Street, said that a tremendous amount of work has taken place in this building. She indicated that 3104, Units A and B, have both been finalled out. Units C, D, and F are waiting to be finalled out. Unit D should be completed next Tuesday and then the A-F group will be complete. Units J and M in the other group are in progress. The mechanical work is taking a little longer than expected because new gas furnaces are being put into each unit as needed. New doors, counter tops, cabinets, and bathroom vanities are being installed in these units as well. Roofing work has also been done on the building. She felt that the entire building should be completed by the end of September.

Inspector LaRue confirmed comments made by Ms. Agapion and said that progress was being made. A few exterior items are holding up several of the units being closed out.

Mr. Kollar moved to continue the case until the October 13, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ksieniewicz. Sturdivant, Kollar, Isakoff. Nays: None.)

- 12. 118 A&B McCulloch Street** (Parcel #0001303) Estate of Otis Wilson, C/O Linda Wilson. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Order to Repair.** Inspector Brad Tolbert. Continued from April 14, 2016; and June 9, 2016 meetings.  
**(CONTINUED UNTIL NOVEMBER 10, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on July 31, 2014. The hearing was held on November 25, 2014. The Order to Repair was issued on December 25, 2014 and expired on January 30, 2015. The property was secured by the City. There are children living in the area where the property is located and there is a school nearby. There is a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Margaret Dudley, 806 Summit Avenue, is an Attorney representing Linda Wilson. She explained that there are 12 heirs in five states and the date of the petition to sell the property has been rescheduled to August 22, 2016.

Darnel Wharton, prospective owner, was present to speak on the property. He has already purchased windows, faucets, cabinets, counter tops, and the hot water heater. He also maintains the grass and makes sure the property is secure. Mr. Wharton felt it would take a maximum of 90 days to complete the repairs.

Ms. Biggerstaff moved to continue the case until the November 10, 2016 meeting, seconded by Mr. Kollar. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ksieniewicz. Sturdivant, Kollar, Isakoff. Nays: None.)

- 13. 3503 Lewiston Road (Parcel #0096167) Heirs of Roberta Morris, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting Order to Repair.** Inspector Donald Foster. Continued from October 8, 2015; March 10, 2016; April 14, 2016; and August 11, 2016 meetings  
**(CONTINUED UNTIL THE SEPTEMBER 8, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on May 7, 2013. The hearing was held on November 4, 2014. The Order to Repair was issued on December 16, 2014 and expired on January 16, 2015. The property did not have to be secured by the City. There are no children living in the area where the property is located and there is not a school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Inspector Foster explained that the owner showed up late at the last Commission meeting due to transportation issues. He has since had knee surgery and is recuperating. He is unable to attend today's meeting. Nothing has been done to this property due to the owner's surgery; however, the owner still plans to complete the repairs. He recommended a continuance of 30 days.

Mr. Kollar moved to continue the case until the September 8, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ksieniewicz, Sturdivant, Kollar, Isakoff. Nays: None.)

#### **NEW CASES:**

- 14. 4319 Bramlet Place (Parcel #0039611) Ronnie Liggins, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair.** Inspector Brad Tolbert.  
**(CONTINUED UNTIL SEPTEMBER 8, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on January 16, 2014. The hearing was held on April 23, 2016. The Order to Repair was issued on May 25, 2016 and expired on June 24, 2016. The property did not have to be secured by the City. There are children living in the area where the property is located and there is a school nearby. There is a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was June 24, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Inspector LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include power not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; roof not properly anchored; unsafe electrical wiring; missing smoke detectors; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; structural members of roof not able to support nominal load; structural member of roof rotten or deteriorated; duct system must be capable of performing required function; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Inspector Tolbert has spoken with the contractor and learned that the property has changed owners since the fire. A new permit has been pulled by the owner. The Inspector has yet to speak with the owner. A building permit was pulled on April 26, 2016. A rough inspection of the burned trusses failed on May 24,

2016. More ceiling joists have to be put in before the rough inspection can be passed. He recommended a continuance of 30 days.

Chair Sheridan moved to continue the case until the September 8, 2016 meeting, seconded by Mr. Kollar. The Commission voted 5-1 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ksieniewicz. Kollar, Isakoff. Nays: Sturdivant.)

**15. 3814-A Central Avenue (Parcel #0022270) Wayne Stutts, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Roddy Covington. (CONTINUED UNTIL OCTOBER 13, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on August 13, 2015. The hearing was held on December 29, 2015. The Order to Repair was issued on December 29, 2015 and expired on January 28, 2016. The property had to be secured by the City. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was August 3, 2016; this property is a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Inspector LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include electrical outlet weather cover missing; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; foundation wall ventilation not maintained or missing; all handrails and guardrails shall firmly be fastened; deck, porch, and/or patio flooring rotten or in disrepair; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort; bedrooms must have a door and interior lock; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; power not on at time of inspection; missing and inoperable smoke detectors; requires carbon monoxide detector; heat-gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heating facilities shall be properly installed and maintained; plumbing fixture/toilet loose/not properly secured; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; screens required on windows; all windows shall be easily operable and capable of being held in position by windows hardware; missing light fixture cover from side porch area.

It was noted that this is a single-family building and not a duplex.

Keith Patterson, 1235 Collins Road, Burlington, North Carolina, was representing the lender who intends to bring this property up to code. He requested a continuance of 60 days so that they might present a plan and scope of work at that time. The exterior blight at the property will be addressed this weekend. The property has been secured.

Mr. Sturdivant moved to continue the case until the October 13, 2016 meeting, seconded by Ms. Ksieniewicz. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Sturdivant Biggerstaff, Ksieniewicz. Kollar, Isakoff. Nays: None.)

**16. 3401 Argyle Lane (Parcel #0065108) Rawls and Dawn Abrams, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Brad Tolbert. (INSPECTOR UPHELD)**

Inspector LaRue stated that this case was initially inspected on September 25, 2014. The hearing was held on September 27, 2015. The Order to Repair was issued on November 23, 2015. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was August 5, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Inspector LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include duct system must be capable of performing required function; heat-gas/electric not on at time of inspection; water not on at time of inspection; water heater not properly installed or maintained; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; cracked and missing electrical outlet and switchplate covers; electrical panel improper breaker or fuse size; electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; handrails are loose, damaged or improperly maintained; missing smoke detector; heating system not maintaining 68 degrees in habitable rooms; water not on at time of inspection; water heating facilities shall be properly installed and maintained; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; unclean and unsanitary floors, ceilings and/or walls; loose floor covering must be repaired or replaced; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bedrooms must have a door and interior lock; screens required on door and windows; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; buildings are required to have approved address numbers in a position plainly visible from the street; plumbing facilities must be maintained in a safe, sanitary and functional condition.

Inspector Tolbert said his last conversation with the owner occurred on May 20, 2016. The owner was informed at that time there were no inspections to the building permit. They engaged in back and forth phone calls until June 8, 2016 and he has not spoken with the owner since that time. The building permit was taken out on November 23, 2015 and the electrical permit was secured on December 1, 2015. There have been no inspections at this property. There has been no progress toward bringing the property into compliance.

Mr. Kollar moved uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Sturdivant Biggerstaff, Ksieniewicz. Kollar, Isakoff. Nays: None.)

Chair Sheridan stated that the property involved in this matter is located at 3401 Argyle Lane in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**17. 606 Julian Street (Parcel #0002977) Elroy Drywall and Associates, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Brad Tolbert. (CONTINUED UNTIL NOVEMBER 10, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on February 10, 2015. The hearing was held on April 8, 2015. The Order to Repair was issued on April 10, 2015 and expired on May 11, 2015. The property did have to be secured and the City secured it. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Demolish.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was August 4, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Inspector LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include all appliances shall be capable of performing the intended function; cracked or missing electrical and switchplate cover; unsafe electrical wiring; power not on at time of inspection; doors difficult to operate; missing smoke detectors; duct system must be capable of performing required function; heat-gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; the owner of a structure shall provide and maintain all plumbing facilities and fixtures and each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heating facilities shall be properly installed and maintained; water heating facilities shall have an approved relief valve and discharge pipe; unclean and unsanitary floors, ceilings and/or walls; structural member of wall unable to support imposed load. All peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bedroom must have a door and interior lock; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair and be weathertight; exterior walls shall be free of holes, breaks and loose or rotting materials; exterior walls not weatherproof; foundation wall ventilation not maintained or missing; roof water shall not be discharged in a manner that creates a public nuisance; steps are rotten or in disrepair; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200 pounds applied in any direction and shall be maintained in good condition; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort.

Jose Aguilar, 606 Julian Street, said that he is paying cash for the repairs being made and he requested more time to bring the property up to code and install air conditioning. He is approximately 80 percent finished with repairs. He plans to live at the property. He asked the Commission for an extension of 90 days.

Inspector Tolbert felt that good progress is being made. The owner is probably 70 percent complete. He needs to pull an electrical permit and have some inspections done on the building permit.

Mr. Kollar moved continue the case until the November 10, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Sturdivant Biggerstaff, Ksieniewicz. Kollar, Isakoff. Nays: None.)



**18. 3505 North Church Street Unit A (Parcel #0044921) Velocity Commercial Capital Loan Trust, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requests an Order to Repair. Inspector Roddy Covington.  
(CONTINUED UNTIL OCTOBER 13, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on April 15, 2015. The hearing was held on May 13, 2015. The Order to Repair was issued on May 14, 2015 and expired on June 15, 2015. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was August 3, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Inspector LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include power not on at time of inspection; cracked or missing electrical and switchplate covers; heat-gas/electric not on at time of inspection; water not on at time of inspection; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; floor covering is loose and must be repaired or replaced; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; electrical equipment needs to be properly installed and maintained; plumbing facilities must be maintained in a safe, sanitary and functional condition

Neal Leeper, 3316-G Battleground Avenue, is with the owner of Marathon Property Solutions. They are managing the property on a short-term basis for Velocity Commercial Capital located in California. They took over the property on April 1, 2016. The previous owner neglected maintenance and repairs for years. The owners are actively marketing the entire complex and it is their intention to sell it. Mr. Leeper requested a continuance to address concerns of the potential buyer and close on the property. The potential owner will probably gut and rehab the complex. The subject units are not inhabited; however, some of the other units in the complex are occupied.

Brett Byerly, 122 North Elm Street, Housing Coalition, said that part of the complex is occupied. He described concerns in other units, such as hoarding and pest control, which they are working to resolve.

April Richards, 122 North Elm Street, Housing Coalition, said that although nine of the units in the complex are occupied, she is not sure of the condition. Three units are condemned and there are high vacancy rates in the complex. There is a roach infestation causing problems in the units.

Mr. Sturdivant expressed his concern for the safety and welfare of the tenants in the complex.

Mr. Leeper asked for an extension of 60 days to put a plan in place. They are moving forward with pest control immediately. If there are no indications within the next few weeks that the property will be sold, they will go ahead and make repairs to the property.

Inspector Covington said that he inspected Unit D at the complex the other day where there are tenants. There is a Notice of Violation for the unit. He saw roaches in the unit coming from next door.

The Housing Coalition is working toward relocating the tenant in the condemned unit while operating within their funding capacity. The tenants that are living in the complex are under month-to-month leases. Mr. Leeper stated that he can address concerns in the units that are presently occupied.

Beth Benton, Compliance Code Coordinator, was supportive that Mr. Leeper could come up with a plan in 60 days to stabilize the units and make sure the occupied units are safe and address some code violations.

Mr. Byerly indicated his preference that Viacom should deploy any resources they have to the occupied units, along with the pest control that will affect everybody, and continue to work with the residents in the one condemned unit to get them out of there. They would rather resources go toward occupied units rather than unoccupied units.

Addressing Mr. Sturdivant's concern for the welfare of the tenants, Mr. Leeper clarified that any tenant's maintenance request in any of the units will be addressed. They have already replaced air conditioning parts, plumbing parts, sewer back-ups, etc. as a normal course of business. A professional pest company has been hired to treat the roach infestation and they are working to clear out the hoarding in one of the units. They will continue to address maintenance requests until they come up with a plan in 60 days.

Mr. Kollar moved continue the case until the October 13, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Sturdivant Biggerstaff, Ksieniewicz. Kollar, Isakoff. Nays: None.)

- 19. 3505 North Church Street, Unit E (Parcel #0044921) Velocity Commercial Capital Loan Trust, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requests an Order to Repair. Inspector Roddy Covington.  
(CONTINUED UNTIL OCTOBER 13, 2016 MEETING)**

Inspector LaRue stated that this case was initially inspected on June 15, 2015. The hearing was held on July 14, 2015. The Order to Repair was issued on July 14, 2015 and expired on August 13, 2015. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was August 3, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Inspector LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include inoperable smoke detectors; heat-gas/electric not on at time of inspection; water not on at time of inspection; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; plumbing facilities must be maintained in a safe, sanitary and functional condition; electrical equipment needs to be properly installed and maintained; bathrooms are required to have a door with an interior locking mechanism for privacy; duct system must be capable of performing required function.

Neal Leeper, 3316-G Battleground Avenue, Marathon Property Solutions, stated that based on the resolution that passed for 3505-A North Church Street, he has no additional comments to make.

Mr. Kollar moved continue the case until the October 13, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Sturdivant Biggerstaff, Ksieniewicz. Kollar, Isakoff. Nays: None.)

***REQUEST TO RESCIND PRIOR COMMISSION RESOLUTION FOR DEMOLITION CASES:***

- 20. 2403 West Meadowview Road (Parcel #0017761) D&W Investment Properties, LLC, New Owner.  
DEMO by Owner (RESCINDED)**

**21. 910 Hackett Street** (Parcel #0013681) Blade Properties III, LLC. **DEMO by Owner.**  
**(RESCINDED)**

Ms. Biggerstaff moved to rescind 2403 West Meadowview Road and 910 Hackett Street, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ksieniewicz. Sturdivant, Kollar, Isakoff. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 3:20 p.m.

Respectfully submitted,

Ellen Sheridan  
Chair, City of Greensboro Minimum Housing Standards Commission

ES: sm/jd